



ORDINANCE NO. 2151

*AN ORDINANCE OF THE CITY OF FARMERS BRANCH, TEXAS, AMENDING THE COMPREHENSIVE ZONING ORDINANCE OF THE CITY OF FARMERS BRANCH, TEXAS, AS HERETOFORE AMENDED; SO AS TO GRANT A SPECIFIC USE PERMIT FOR THE SALE OF ALCOHOLIC BEVERAGES WITHIN THE SIZZLER RESTAURANT LOCATED AT 12675 JOSEY LANE, THE SOUTHWEST CORNER OF LINEVILLE DRIVE AND JOSEY LANE AND WITHIN THE PLANNED DEVELOPMENT NUMBER 8 (PD-8) ZONING DISTRICT, PROVIDING FOR CONDITIONS OF OPERATION; PROVIDING FOR A PENALTY OF FINE NOT TO EXCEED THE SUM OF TWO THOUSAND DOLLARS (\$2,000.00) FOR EACH OFFENSE; PROVIDING FOR SEVERABILITY; PROVIDING FOR INJUNCTIVE RELIEF; AND DECLARING AN EMERGENCY.*

WHEREAS, the Planning and Zoning Commission of the City of Farmers Branch and the governing body of the City of Farmers Branch, in compliance with the Charter of the City of Farmers Branch, and the State Law with reference to granting a Specific Use Permit under the Zoning Ordinance Regulations and Zoning Map, have given the requisite notices by publication and otherwise, and after holding due hearings and affording a full and fair hearing to all property owners generally, and to the persons interested and situated in the affected area and in the vicinity thereof, the governing body of the City of Farmers Branch is of the opinion that a change in such zoning uses should be made.

NOW, THEREFORE, BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF FARMERS BRANCH, TEXAS:

SECTION 1. That the Comprehensive Zoning Ordinance of the City of Farmers Branch, Texas, be, and the same is hereby amended by amending the zoning map of the City of Farmers Branch so as to grant a Specific Use Permit to allow the sale of alcoholic beverages within the Sizzler Restaurant located at 12675 Josey Lane, the southwest corner of Lineville Drive and Josey Lane, and within the Planned Development Number 8 (PD-8) zoning district..

SECTION 2. That the restaurant located at 12675 Josey Lane shall be operated in accordance with Ordinance 2062, as heretofore amended, and in accordance with the approved site plan attached as Exhibit "A".



SECTION 3. That said restaurant shall serve only beer and wine and the hours of operation of the restaurant shall be limited to the hours of 11:00 a.m. to 9:00 p.m.

SECTION 4. That the above described property shall be used only in the manner and for the purpose provided by the Comprehensive Zoning Ordinance of the City of Farmers Branch as herein amended and by the granting of a specific use permit to allow the sale of alcoholic beverages within the Sizzler restaurant in the PD-8 zoning district.

SECTION 5. That any person, firm or corporation violating any of the provisions or terms of this ordinance shall be subject to the same penalty as provided for in the Comprehensive Zoning Ordinance of the City of Farmers Branch, and upon conviction shall be punished by a fine not to exceed the sum of Two Thousand (\$2,000.00) Dollars for each offense.

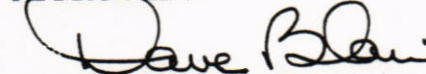
SECTION 6. If any section, paragraph, subdivision, clause, phrase, or provision of this ordinance shall be judged invalid or unconstitutional, the same shall not affect the validity of this ordinance as a whole or any portion thereof other than that portion so decided to be invalid or unconstitutional.

SECTION 7. In addition to all other penalties, the City shall have the right to seek injunctive relief for any and all violations of this ordinance.

SECTION 8. This ordinance shall take effect immediately from and after its passage and publication of the caption of said ordinance, as the law in such case provides.

DULY PASSED BY THE CITY COUNCIL of the City of Farmers Branch, Texas, on this the 21st day of November, 1994.

APPROVED:

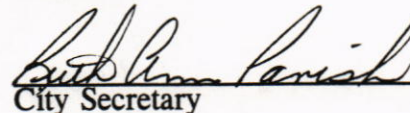


Mayor

APPROVED AS TO FORM:

  
Attorney

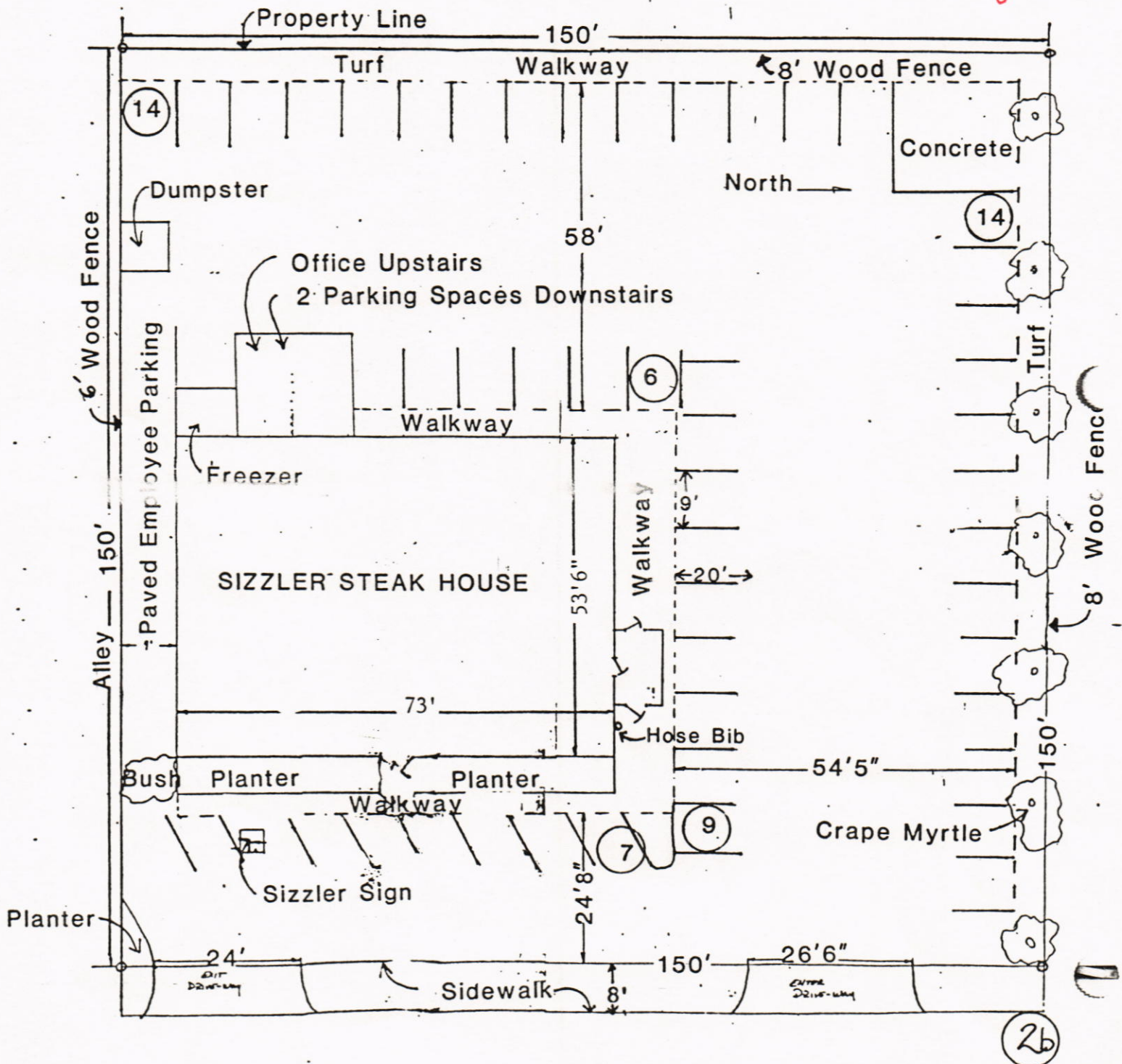
ATTEST:

  
City Secretary

APPROVED BY P & Z COMMISSION ON 11/14/94  
CONDITIONS: as submitted

## Sizzler Site Plan

APPROVED BY CITY COUNCIL ON 11/21/94  
CONDITIONS: 1) Hours of operation  
11:00 a.m. until 9:00 p.m.  
2) Beer & wine sales only





Sizzler Restaurant  
12675 Josey Lane

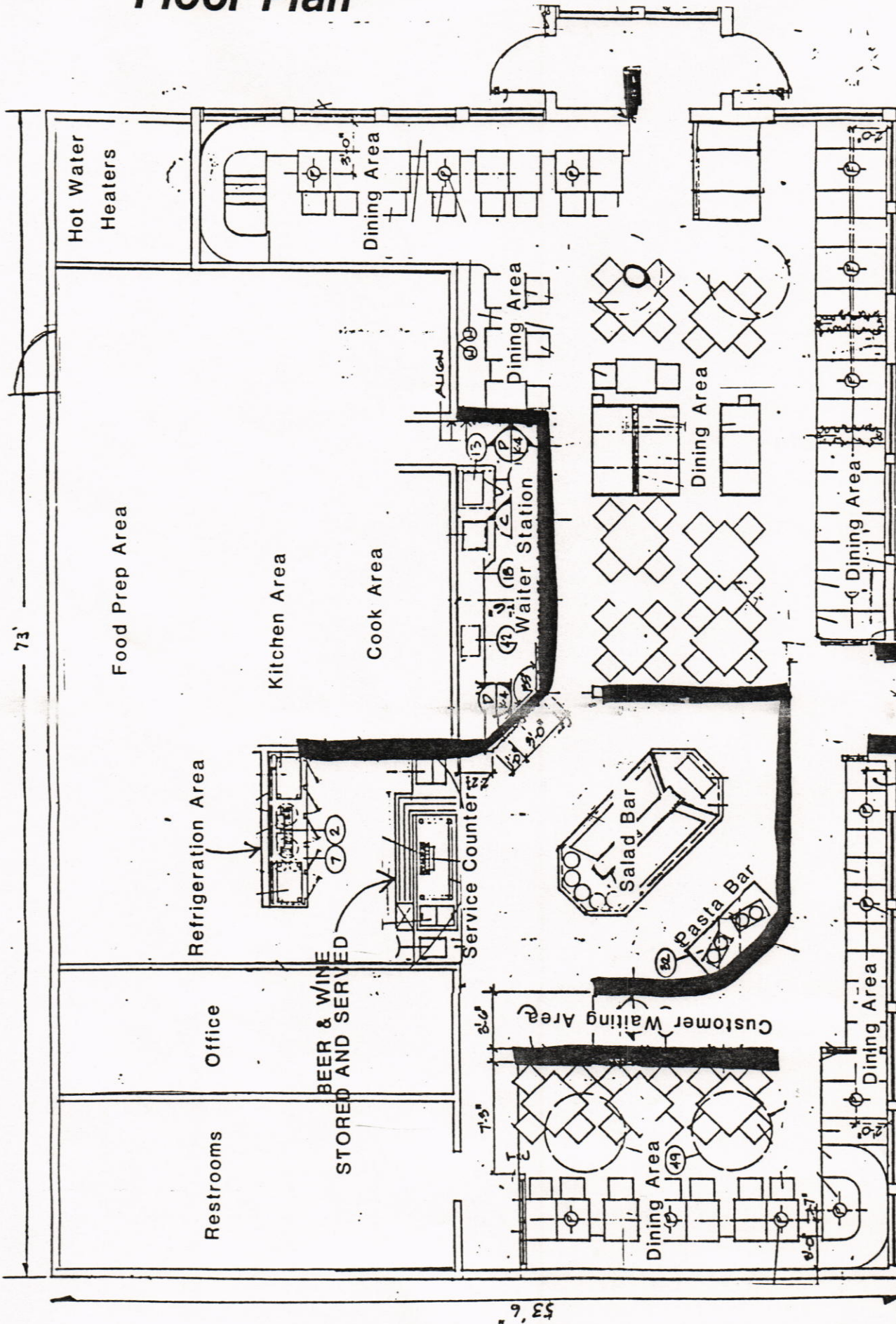
Statistical Summary:

Total area:	22,500 square feet
Building area:	3,906 square feet
Floor Area Ratio:	.17
Landscaping required:	1,125 square feet (5%)
Landscaping provided:	1,392.5 square feet (6%)
Parking required:	41 (122 seats)
Parking provided:	50
Number of customer seats:	122
Office area:	234 square feet
Freezer:	8' x 12'

NOTE: Information from the site plan submitted by the applicant

***Sizzler Site Plan Statistical Information***

# Floor Plan



# Floor Plan

Sizzler proposes to serve  
beer and wine only

(2d)

NOTE: Gross sale of food shall constitute at least 30% of establishment's gross sales for each quarterly reporting period.





***North Elevation***



***North Elevation***

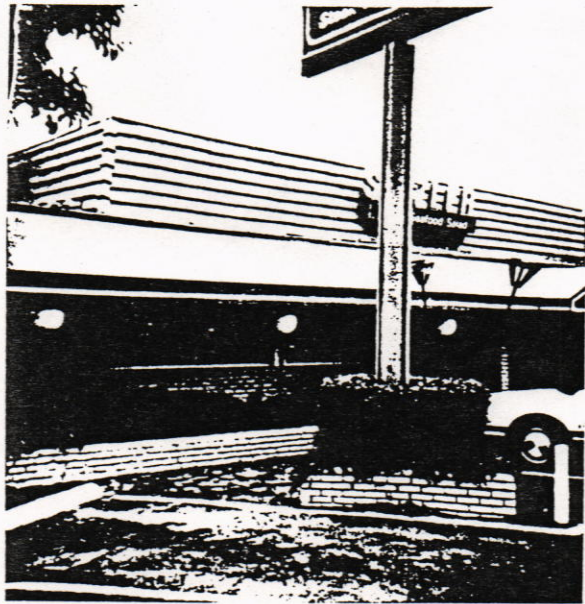


***West Elevation***



***West Elevation***

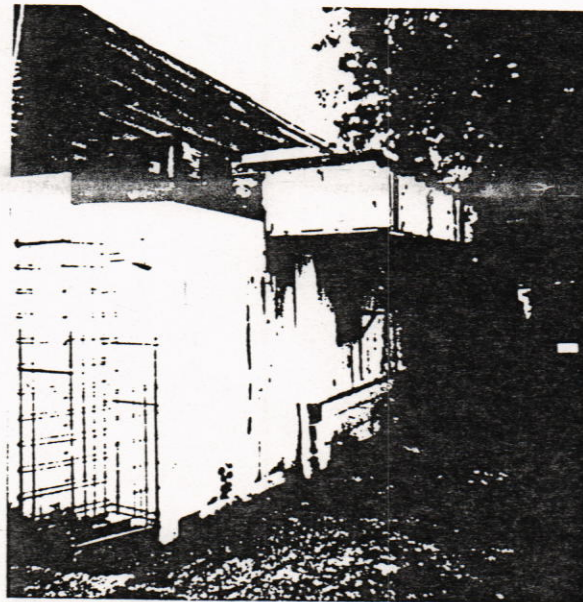




***East Elevation***



***East Elevation***



***South Elevation***



November 5, 1994

City of Farmers Branch  
Ms. Jan Cottle  
Planning Technician  
Farmers Branch, Texas

Re: Alcohol Awareness Program

Dear Ms. Cottle:

Our plans are to serve beer and wine with food only. We will not allow someone to just come in and order drinks. The beer and wine will be served in a moderate manner and in accordance with the state liquor laws. All of my employees will be made aware of these laws and we will have a training program before we start serving.

Our managers and waitstaff will be instructed to watch for anyone drinking in excess. I feel the majority of people would only want or need to have no more than two drinks with a meal. We have always been a family restaurant and plan to work hard to keep that atmosphere.

If at anytime someone appears to be inebriated we will find out if they are driving and if so we will ask them to leave their car and we will call a cab. If they become beligerent or unruly, we will not hesitate to call the Police Department.

After being in the restaurant business for 30-years, I have had considerable experience dealing with many types of people everyday. You walk a fine line between making people happy and setting limits to what you will allow. Adding beer and wine to the menu will not change this, we will have rules and limits to live by.

Sincerely,

A handwritten signature in cursive script that reads "Robert E. Keener".

Robert E. Keener

**Alcohol Awareness Documentation**

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